



Preliminary Short Plat

Application

1. List the provisions of the land use code that allows the proposal.

The new Pocket Development Standards allow for the development of the north (vacant) half of property @ 1625 E. 17th Avenue, Spokane, WA.

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

The city of Spokane encourages infill development.

The new pocket development standards allow for infill of properties, such as this one.

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.

Per requirement of SMC 17D.010 existing City Services will service this development with no additional resources.

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features.

The site is mostly developed as is. A small central slope exists on site which may require minor engineering for waste water. As the site is on the South Hill, it's not out of the ordinary.

5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

No adverse effects. The new home would fit seamlessly into the existing high density neighborhood.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

- a. public health, safety and welfare
- b. open spaces
- c. drainage ways
- d. streets, roads, alleys and other public ways
- e. transit stops
- f. potable water supplies
- g. sanitary wastes
- h. parks, recreation and playgrounds
- i. schools and school grounds
- j. sidewalks, pathways and other features that assure safe walking conditions

Existing infrastructure will service proposed lot.